

TRANSFER  
TAX  
PAID

WARRANTY DEED  
012089

Know All Persons By These Presents,

That, I, JANE R. ABBOTT, of Vero Beach, State of Florida,

IN CONSIDERATION OF ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS

paid by LAURA KRUSINSKI, of Waterville, Kennebec County, State of Maine, whose mailing address is: 4 Oakdale Street, Waterville, ME 04901,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey to the said LAURA KRUSINSKI, her heirs and assigns forever,

A certain lot or parcel of land, with the buildings thereon, situated in Waterville, Kennebec County, State of Maine, more fully described on EXHIBIT A, attached hereto.

To Have And To Hold the same, with all the privileges and appurtenances thereof, to the said LAURA KRUSINSKI, her heirs and assigns, to her and their use and behoof forever.

And I do covenant with the said LAURA KRUSINSKI, her heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, that I have good right to sell and convey the same to Grantee; and that I and my heirs shall and will warrant and defend the same to Grantee, her heirs and assigns forever against the lawful claims and demands of all persons.

In Witness Whereof, I, JANE R. ABBOTT, relinquishing and conveying all rights in the premises, have hereunto set my hand and seal this 26th day of April, 1999.

Signed In The Presence Of:

*Jennifer Harris*

*Jane R. Abbott*  
JANE R. ABBOTT

April 26, 1999

STATE OF FLORIDA  
Indian River COUNTY, ss.

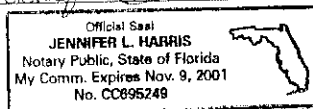
Personally appeared JANE R. ABBOTT and acknowledged the above instrument and her signature thereon to be her free act and deed.

My Commission Expires:

Before me, *Jennifer Harris* (Seal)

(type or print name)

Notary Public



## EXHIBIT A

Certain lots or parcels of land located in Waterville, Kennebec County, State of Maine, being more fully described as follows:

Parcel One: Being Lot Number 57 on a Plan of Gilman Heights, drawn by Francis V. Armstrong, C.E., dated December 4, 1939, and recorded in Plan Book 12, Page 77 in the Kennebec County Registry of Deeds, as revised November 26, 1954 by Carl Crane, C.E., recorded in Plan Book 17B, Page 192.

Parcel Two: Being the northerly one-half (1/2) of Lot 59 as depicted on said Plan, being more particularly described as follows:

Commencing at the northeast corner of said Lot Number 57, being Parcel One above, thence running easterly, along the northerly boundary of said Lot Number 59, a distance of eighty (80) feet to the northwest corner of Lot Number 60, as depicted on said Plan; thence running southerly, along the westerly boundary of said Lot Number 60, a distance of one hundred (100) feet; thence running westerly, at right angles from the last mentioned bound, a distance eighty (80) feet to the southeast corner of said Lot Number 57; thence running northerly, along the east boundary of said Lot Number 57, to the point begun at.

The above-described real estate being subject to restrictions numbered from 1 to 13, inclusive, set forth in the warranty deed to the Grantor and Henry W. Abbott, Jr., as joint tenants with right of survivorship, from Gilman Heights, Inc. dated October 4, 1955 and recorded in the Kennebec County Registry of Deeds in Book 1026, Page 289, which will be binding upon the Grantee, and all persons claiming or holding under or through said Grantee to the extent that said restrictions are presently enforceable. Henry W. Abbott, Jr. is deceased and the within Grantor is the surviving joint tenant.

RECEIVED KENNEBEC CO.

1999 MAY -4 AM 9:00

ATTEST: *Laura Paul Mann*  
REGISTER OF DEEDS